

**CHANGE OF ZONING APPLICATION**

**(TEXT AMENDMENT)**

**NARRATIVE STATEMENT**

**SITE SOLUTIONS PROPERTY GROUP, LLC**

**Property on Moontown Road/186<sup>th</sup> Street**

The proposed text amendment to the Andover North PUD will allow for the development, marketing and sale of single family homes to complete the development of the Andover North PUD, which was stalled during the 2008 recession. Because of the recession the entirety of the property which constituted the original Andover North PUD was not under common ownership and consequently has been developed in a piecemeal fashion, strict compliance with lot mix and product mix within the overall PUD has not been achieved. The attached single family market which existed at the time of the original zoning of the PUD is not as attractive in today's market at this location. The property subject to this PUD amendment is the last piece to be acquired for development. To make marketing and sale possible, changes to Andover North PUD are necessary. The proposed text amendment will maintain the overall goals of the Andover North PUD and will allow for development in line with similar developments recently approved in the immediate vicinity. The development permitted by the amended PUD will blend with the adjoining property currently under construction and is appropriate for the location. The overall goals and intent of the original PUD will be largely maintained through the successful adoption of this amendment.